

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00736/HAZCASE OFFICER
Nick BrookmanDATE
5th November 2025**DETERMINATION DATE (EXTENSION OF TIME)**10th November 2025**Address:** Asda Distribution Centre, Dig Gate Lane, Rochdale, OL16 4NR**Proposal:** Hazardous substances application for the storage of liquefied natural gas

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: AC

DATE: 05.11.25

SITE

The application site comprises a large warehouse building currently used as a ASDA Distribution Centre which forms part of the Kingsway Business Park and defined Urban Area as designated in Rochdale Borough Council's Unitary Development Plan (UDP) Proposals Map.

The application site is located in the far south west corner of the Business Park and is bordered to the north by an empty plot, to the east by existing occupied units, to the south by the M62 Motorway and to the west by residential development.

Logistical HGV parking and loading areas and yards are sited both the north east and south west of the large warehouse with staff car parking in the north west corner. A second warehouse unit stands in the south west corner of the application site, HGV access is via the east with staff vehicular access of John Milne Avenue to the north.

PROPOSAL

In accordance with the Planning (Hazardous Substances) Act 1990 and the Regulation 5 of the Planning (Hazardous Substances) Regulations 2015, the application seeks express consent for the storage of Liquefied Natural Gas to be stored in a permanent tank that will be used to provide fuel for vehicles associated with the operation of the ASDA Distribution Centre.

The application is accompanied by a Covering Letter which sets out that over the past 5 years, Asda has been transitioning to the use of LNG fuel sources for its HGV fleet across their distribution centres nationwide. This fuel source is much more environmentally sustainable as it reduces the carbon footprint of HGVs compared with diesel vehicles and it has the added benefit of reducing NOx emissions and noise as the HGVs are quieter running on this fuel.

Planning permission was granted in 2022 for the installation of a gas fuel station at the application site. There is however now a requirement to increase the storage capacity of the LNG on Site, in order to increase fuel security and operational resilience. Currently with only one source of supply from the Isle of Grain in the South-East of the country, fuel security is a real challenge which provides a risk to service to Asda's customers and business. By increasing the storage from the current 8 tonnes to 32 tonnes, it will require fewer fuel deliveries to re-fuel the Site's station and in doing so removes vehicle journeys in the process.

Application 25/00724/FUL has also been submitted and is being separately assessed to this Hazardous Substance Consent application.

Application 25/00724/FUL includes the installation and construction of:

1. A vertical LNG storage tank (32 tonnes).
2. A control room.
3. A LNG dispenser.

Access to the application site will be taken from the existing access point to the south east of the existing warehouse building.

The storage tank will stand vertically at a height of 16.64m and the control room will be 2.92m tall.

The submitted application form sets out the following measures that are proposed to be taken to limit the consequences of a major accident.

1. The storage location and distribution of the LNG will be in conformity with the relevant industry standards (ISO 16923, ISO 16924), and standards for classification of hazardous areas (BS EN 60079). Where relevant, the IGEM UP/20 guidelines are also followed. Equipment is designed and manufactured in conformity with the Pressure Equipment Directive (PED), the Pressure Systems Safety Regulations (PSSR), and the ATEX directive for control of explosive atmospheres. The location is in accordance with relevant safety distances for all equipment.
2. ASDA has its own internal regulations which must be followed in terms of design, to minimise risk. Following the detailed design phase, ASDA has an internal procedure for design sign-off, using a specific methodology, and internal review and validation of final design. A Dangerous Substances and Explosives Atmospheres Regulations (DSEAR) risk assessment will be undertaken by a third party, to identify and mitigate any risks associated with the use of gases on the site. The assessor will undertake a qualitative risk assessment involving the key site personnel. This will identify the hazards relevant to DSEAR and will qualitatively assess the accident frequencies and consequences. Tolerability will be demonstrated and in particular the means to prevent, control & mitigate the accidents will be recorded, together with any further risk reduction measures, in order to demonstrate that the risk is as low as reasonably practicable.
3. The DSEAR risk assessment report will be in line with DSEAR Regulation 5 following the site review. A Compliance Check will be undertaken, to validate the design of the station. Lightning Studies will be undertaken. The location will be equipped with safety equipment, including gas detectors, emergency shut-down system, etc.

RELEVANT PLANNING POLICY

Legislation

The Planning Hazardous Substances Act 1990
The Planning (Hazardous Substances) Regulations 2015

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

Adopted Rochdale Core Strategy (CS):

- E2 Increasing jobs and prosperity
- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development
- G1 Tackling and adapting to climate change
- G3 Renewable and low carbon energy developments
- G9 Reducing the impact of pollution, contamination and land instability
- T2 Improving Accessibility
- DM1 General Development Requirements

Unitary Development Plan (UDP):

EC/7 Kingsway Business Park

RELEVANT SITE HISTORY

25/00724/FUL – Siting of a permanent tank for the storage of Liquefied Natural Gas - Pending Determination but recommended for approval at the time of writing this report.

21/01572/FUL - Installation of a Gas Fuel Station for Distribution Vehicles incorporating LNG and LIN tanks and associated equipment. Approved with conditions 26th September 2022.

20/01286/FUL - Application for LIN and LNG storage tanks. Quashed by unilateral undertaking, September 2022.

CONSULTATION RESPONSES

Health and Safety Executive

HSE have no objection subject to condition but the applicant is reminded to review their comments for information purposes.

Environment Agency (EA)

The EA, acting as part of the COMAH Competent Authority, have confirmed that they have no concerns with the Hazardous substances consent application or the planning application (25/00724/FUL. Whilst LPG is a named COMAH dangerous substance, the qualifying quantity for lower tier establishments is 50 tonnes, however the capacity of the tanker in the application is 32 tonnes.

Highways and Engineering

No objection.

REPRESENTATIONS

The applicant has posted notices adjacent to the site and in the local press. Letters of notification were sent to surrounding neighbours. No comments were received.

ANALYSIS

Health and Safety

The Planning (Hazardous Substances) Regulations 2015 requires consultation with the COMAH competent authority, which in this (and most) cases comprises the Health and Safety Executive and the Environment Agency.

Paragraph 46 of the NPPF states that *“local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.”*

The Health and Safety Executive (HSE) has assessed the risks to the current population in existing development surrounding the likely activities, resulting from the granting of Hazardous Substances Consent at Asda Distribution Centre, Dig Gate

Lane, OL16 4NR. Application 25/00736/HAZ is for the storage of 32 tonnes of Liquefied Natural Gas (Schedule 1 Part 2 Entry 18).

HSE have confirmed that only the risks from hazardous substances for which Consent is being sought has been assessed and substances in vehicles which are being loaded or unloaded. HSE has assessed the risk of harm from the maximum quantity of hazardous substances for which Consent is being sought. Risks which may arise from the presence of other substances have not been taken into account in this assessment

In considering this application for Consent, HSE has made the assumption that the requirements of the Health and Safety at Work etc. Act 1974, and all relevant statutory provisions, will be met at the establishment should Consent be granted. Accordingly, HSE advises that you should direct the applicant's attention to section 29 of the Planning (Hazardous Substances) Act 1990. On this basis, HSE has concluded that the risks to the surrounding population arising from the proposed operation(s) are so small that there are no significant reasons, on safety grounds, for refusing Hazardous Substances Consent.

The Environment Agency, acting as part of the COMAH Competent Authority, have also confirmed that they have no concerns with the Hazardous substances consent application or the planning application (25/00724/FUL. Whilst LPG is a named COMAH dangerous substance, the qualifying quantity for lower tier establishments is 50 tonnes, however the capacity of the tanker in the application is 32 tonnes.

Having regard to the representations from the HSE and the EA it is therefore not considered that the proposal would result in any unacceptable risk to the public, surrounding land or the environment which would warrant refusal of the application. This would be subject to an appropriately worded planning condition to control the quantities of the substances and their storage. The proposal is therefore in accordance with the requirements of the Planning (Hazardous Substances) Regulations (2015) and the NPPF.

Highways

Given the nature of the proposal it is considered that sufficient on-site parking and turning provision would be retained within the site area to prevent the proposal from having a detrimental impact on the highway safety and free flow of traffic within the existing yard and warehouse areas. Highways were consulted on this scheme and they have not raised any objection. The application is therefore considered compliant with CS Policy T2.

RECOMMENDATION

GRANT subject to the following conditions:

1. The hazardous substances shall not be kept or used other than in accordance with the particulars provided on the amended application form (dated 14th July 2025 and received on 29th August 2025), nor outside the areas marked for storage of the substances on the plans which formed part of the amended application (including 'Proposed VT70 LNG Tank at John Milne Avenue, Milnrow, Rochdale Substance Location Plan', Drawing No. GPP/VB/ROCH/25/03, Rev 2, Dated 20 Jun 2025)."

Reason: For the avoidance of doubt and to ensure storage of hazardous substances occurs in accordance with the details in the approved plans and documents in the interests of minimising risk to the surrounding population,

land and the environment in accordance with the requirements of the Planning (Hazardous Substances) Regulations 2015.

2. The quantities of hazardous substances stored on the site shall not exceed those detailed in the approved amended application form dated 14th July 2025 and received on 29th August 2025.

Reason: For the avoidance of doubt and to ensure storage of hazardous substances occurs in accordance with the submitted details in the interests of minimising risk to the surrounding population, land and the environment in accordance with the requirements of the Planning (Hazardous Substances) Regulations 2015.

Report Author Nick Brookman